

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954)
797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan Application: SP 3-2-06/06-54/Lovy's Acres/Generally located between at the Southeast corner of Southwest 139th Avenue & Southwest 17th Street.

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SP 3-2-06 Lovy's Acres

REPORT IN BRIEF: The subject site is 4.24 acres (184,695 sq. ft.) in size and is located at the southeast corner of Southwest 139th Avenue & Southwest 17th Street. Adjacent future land use plan map designations consist of Residential 1 DU/Acre to the north, south, east, and west. Additionally, the subject site is adjacent to the zoning designation of R-1, Estate Dwelling District to the north, south, east, and west. The petitioner proposes all four (4) single-family homes as custom homes. All proposed custom homes must be consistent with the anti-monotony principles required by the Rural Lifestyle Initiative (RLI). If the developer wishes to offer model homes instead of custom homes on these lots, the models shall be approved by the Site Plan Committee.

The proposed vehicular access into the subject site is via a twenty-two (22) foot wide internal public road ending on a cul-de-sac. This plat which included the dedication of the internal road and cul-de-sac was approved in 2003, prior to the adoption of the Rural Life Style regulations. The Land Development Code requires a minimum of two (2) parking spaces each custom single-family home. The total required number of spaces is eight (8) based on number of custom single-family homes. The petitioner's propose custom homes with garages and driveways shall meet this requirement.

PREVIOUS ACTIONS: n/a

CONCURRENCES: Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to staff's comments in the staff report and in addition: 1) that all the Oak trees on

the property would meet minimum code in height; 2) that the applicant would remove light poles out of the middle cul-de-sac island and move them to lots three and four, and that within that cul-de-sac, the applicant would landscape that island with a 16-foot tall Live Oak with additional landscaping to include ferns and a perimeter of sod; 3) insure irrigation of all common area landscaping; 4) that on lot number one, driveway access would be limited to within 40-feet of the east property line; 5) a tree survey would be performed and all invasive plants would be removed and all protected species would be either protected or mitigated; and 6) add a dimension on each lot showing the rear building pad dimension as it relates to the rear property line to help determine pad size. **(Motion carried 5-0).**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: SP 3-2-06/06-54/Lovy’s Acres

Original Report Date: 09/03/2007

Revision(s):

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner

Name: Antonio & Mariana Barrientos

Address: 10319 Quito Street

City: Cooper City, FL 33026

Phone: (954) 803-0981

Petitioner

Name: Associated Engineers of South Florida, Inc.

Address: 5450 Griffin Road

City: Davie, FL 33314

Phone: (954) 584-6880

Background Information

Application Request: The petitioner requests site plan approval for a residential development consisting of four (4) single-family homes

Address: 1700 SW 139th Avenue

Location: Generally located between at the Southeast corner of Southwest 139th Avenue & Southwest 17th Street

Future Land

Use Plan Map: Residential 1 DU/Acre

Existing Zoning(s): R-1, Estate Dwelling District

Proposed Zoning(s): n/a

Existing Use(s): Vacant parcel

Parcel Size: 4.24 acres (184,695 sq. ft.)

Proposed Use(s): Single-family home

Proposed Density: 1 DU/Acre

Surrounding Use(s):

North: Single Family Home Development
DU/Acre
South: Single Family Home Development
DU/Acre
East: Single Family Home Development
DU/Acre
West: Single Family Home Development
DU/Acre

Surrounding Land**Use Plan Map****Designation(s):**

Residential	1
Residential	1
Residential	1
Residential	1

Surrounding Zoning(s):

North: R-1, Estate Dwelling District
South: R-1, Estate Dwelling District
East: R-1, Estate Dwelling District
West: R-1, Estate Dwelling District

Zoning History**Related zoning history:**

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous requests on same property: The May 21, 2003 Town Council meeting, Plat P 10-3-02 was approved with the cul-de-sac being part of the plat approval.

Concurrent Request(s) on same property:

Delegation Request (DG 10-1-06), the petitioner requests that the plat note be amended from two (2) to four (4) single family detached units.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code, Article IX of the Land Development Code, Rural Lifestyle Regulations.

Land Development Code, §12-208 (A) (7), Requirements for off-street parking. Dwelling, single family, two (2) spaces for each dwelling unit.

Land Development Code (Section 12-24), (1) (2) Estate Dwelling (R-1) District: The R-1 District is intended to implement the one (1) dwelling unit per acre residential classification of the Town of Davie Comprehensive Plan and to provide estate residential

areas with most of the noncommercial agricultural uses permitted providing a transition from agricultural land to residential dwelling units.

Land Development Code (Section 12-287) Conventional Single-Family Development Standards, (A) Minimum parcel requirements, Minimum lot area: 35,000 sq. ft., Minimum Lot Frontage/Width: 125 ft., Minimum Lot Depth: n/a, Minimum DU Floor Area: 2,400 sq. ft., Max building coverage: 25%; (B) Front building setbacks 30-40 ft., Side building setbacks 25 ft., Rear building setback 30 ft., and Maximum height 30 ft.

Land Development Code, (Section 12-33(L)(1)(a), Excavation is Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premises except surplus not required for grading of the premise. Such surplus materials in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.

Land Development Code, (Section 12-373, Expiration of Site Plans, All site plans approved pursuant to this section shall expire twelve (12) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the approved site plan.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 113

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is 4.24 acres (184,695 sq. ft.) in size and is located at the southeast corner of Southwest 139th Avenue & Southwest 17th Street. Adjacent future land use plan map designations consist of Residential 1 DU/Acre to the north,

south, east, and west. Additionally, the subject site is adjacent to the zoning designation of R-1, Estate Dwelling District to the north, south, east, and west.

2. *Architecture:* The petitioner proposes that all four (4) single-family homes are custom. All proposed custom homes must be consistent with the anti-monotony principles required by the Rural Lifestyle Initiative (RLI). If the developer wishes to offer model homes instead of custom homes on these lots, the models shall be approved by the Site Plan Committee.
3. *Access and Parking:* The proposed vehicular access into the subject site is via a twenty-two (22) foot wide internal public road ending on a cul-de-sac. This plat which included the dedication of the internal road and cul-de-sac was approved in 2003, prior to the adoption of the Rural Life Style regulations. The

The Land Development Code requires a minimum of two (2) parking spaces each custom single-family home. The total required number of spaces is eight (8) based on number of custom single-family homes. The petitioner's propose custom homes with garages and driveways shall meet this requirement.

4. *Signage:* Signage is not part of this Site Plan Application. All signs shall meet code prior to the issuance of a building permit.
5. *Landscaping:* The petitioner's site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and R-1, Estate Dwelling District. The landscape plan indicates that Dahoon Holly and Crape Myrtles are provided along SW 139th Avenue. In addition, Live Oaks has been proposed at the subject site interior right-of-way. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle are a maximum of thirty-six (36) inches in height. Furthermore, all trees on site are maintaining a minimum of 15' from light poles.
6. *Drainage:* The petitioner proposes drainage easements between the lots and the perimeter of the parcel. Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
7. *Trails:* Oak Hill Park Trail is located along the western boundary line facing SW 139th Avenue.
8. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule for additional residential units in accordance with this Site Plan Application.
9. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this Site Plan Application.

10. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police and Fire.
 11. *Compatibility:* The petitioner's proposed residential development consisting of single-family homes can be considered compatible with both existing and allowable uses on and adjacent to the property. Furthermore, the proposed Site Plan Application should maintain the existing Town of Davie rural living environment.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Provide address for the subject property.
2. As per § 12-372, provide proposed ownership and control (HOA?)
3. As per § 12-372 (E) (10), illustrate all existing and proposed easements (ie. drainage easement widths (dimensions)) within the property on the site plan.
4. As per § 12-372 (E) (5), provide all adjacent parcels information

Engineering Division:

1. Provide copy of the approved plat or recorded plat
2. Extend cross-section "D-D" to show entire roadway for SW 139th Avenue.
3. Provide preliminary design of water distribution and sewer collection systems. Plans shall indicate the location and sizes of water main and sanitary sewer.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on August 24, 2007 and August 31, 2007. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the R-1, Estate Dwelling District. The propose Site Plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the Site Plan complies with the general purpose and intent of the R-1, Estate Dwelling District. Furthermore, the Site Plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed Site Plan can be considered compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to staff's comments in the staff report and in addition: 1) that all the Oak trees on the property would meet minimum code in height; 2) that the applicant would remove light poles out of the middle cul-de-sac island and move them to lots three and four, and that within that cul-de-sac, the applicant would landscape that island with a 16-foot tall Live Oak with additional landscaping to include ferns and a perimeter of sod; 3) insure irrigation of all common area landscaping; 4) that on lot number one, driveway access would be limited to within 40-feet of the east property line; 5) a tree survey would be performed and all invasive plants would be removed and all protected species would be either protected or mitigated; and 6) add a dimension on each lot showing the rear building pad dimension as it relates to the rear property line to help determine pad size. **(Motion carried 5-0).**

Town Council Action

Exhibits

1. Mail-out Map
2. Mail-out
3. Public Participation Notice
4. Public Participation Sign-in Sheets
5. Public Correspondence
6. Public Participation Summary/Report
7. Future Land Use Plan Map

8. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SP_Site Plan\SP_06\SP 3-2-06 Lovy's Acres

Exhibit 1 (*Mail-out Map*)



Exhibit 2 (*Mail-out*)

ALCHEMIE INVESTMENTS IV LLC
136 HICKORY DR
RAYNHAM MA 02767

ALEXANDER,DIMITRY N
13820 SW 16TH ST
DAVIE FL 33325-6001

ANGULO,CARLOS E & SARA S
1047 DEERPATH CT
WESTON FL 33326

APICELLA,PASQUALE A &
CATHERINE
1451 SW 139TH AVE
DAVIE FL 33325-6018

BAILEY,JAMES H & V JEANETTE
13701 SW 20TH ST
DAVIE FL 33325-6014

BARRIENTOS,ANTONIO & MARIANA
% JEFFREY FEINBERG ESQ
10319 QUITO ST
COOPER CITY FL 33026

BLAISE,BRUCE C & DEBRA L
1471 SW 139 AVE
DAVIE FL 33325-6018

BLANKENSHIP,MICHAEL T
BLANKENSHIP,GLORIA
13791 SW 16TH ST
DAVIE FL 33325-6004

BONNELL,RUSSELL L & GWENN A
1550 SW 139 AVE
DAVIE FL 33325-6019

BOWMAN,K & DAWNA
13950 SW 15TH CT
DAVIE FL 33325-5913

BRACCIALE,NINO & JANE
13711 SW 16 ST
DAVIE FL 33325-6004

BRANDY,DOMINIC L & PAULINE A
13801 SW 18TH CT
DAVIE FL 33325-6010

BROCK,MARGARET
1950 SW 139TH AVE
DAVIE FL 33325-6039

BUELL,RICHARD & TERESA
7511 FILLMORE ST
HOLLYWOOD FL 33024

BURROWS,JAMES T & RUTH
13901 SW 20TH ST
DAVIE FL 33325-5418

BUTLER,DALE MICKEY & KOREEN
14011 SW 20 ST
DAVIE FL 33325-5420

CADY,JAMES B
1571 SW 136 AVE
DAVIE FL 33325-5704

CASTILLO,DASYA
14051 SW 15 CT
DAVIE FL 33325-5916

CERVINI,JOHN P
13790 SW 18 CT
DAVIE FL 33325-6007

CHRISTENSEN,REED & MARY
13730 SW 16 ST
DAVIE FL 33325-6003

CLEMENS,CHARLES & WANDA
13791 SW 18 CT
DAVIE FL 33325

CORDERO,PERFECTO L & BERTA
13650 SW 18TH CT
DAVIE FL 33325-6005

CORRALES,DAISY ONDINA
14021 SW 20 ST
DAVIE FL 33325-5420

DARR,JAMES W & ANGIE L
13900 SW 15TH CT
DAVIE FL 33325-5913

DE LOACH,A & JOYCE A
1525 SW 136TH AVE
DAVIE FL 33325-5704

DICKERSON,ANDREW J
1601 SW 136 AVE
DAVIE FL 33325-5730

DOGLIOTTI,LIBERA M 1/2 INT
MIDEI,JAMES JR
14003 SW 15TH CT
DAVIE FL 33325-5916

DUCKWORTH,THOMAS O
DUCKWORTH,DENISE
13800 SW 14 ST
FT LAUDERDALE FL 33325

FERRARI,GINA T
14031 SW 20TH ST
DAVIE FL 33325-5420

FLETCHER,KAREN
13731 SW 18 CT
DAVIE FL 33325-6008

FLORIDA REALTY REV TR
757 SE 17 ST #355
FT LAUDERDALE FL 33316

FLYNN,BRIAN & ASELA
14031 SW 17 ST
DAVIE FL 33325-5934

GEOGHEGAN,GLENN & NANCY
14051 SW 17 ST
DAVIE FL 33325-5934

GOINS,GLENN M & PAMELA T
13771 SW 16 ST
DAVIE FL 33325-6004

GONZALEZ,FERMIN &
ESCUDEO,RAQUEL
14011 SW 17TH ST
DAVIE FL 33325-5934

GONZALEZ,ORLANDO & MILADY
14121 SW 17TH ST
DAVIE FL 33325-5933

GRATE,FRANK E & BILLIE K
13981 SW 15TH CT
DAVIE FL 33325-5914

GREB,G J & CYNTHIA A
14001 SW 20TH ST
DAVIE FL 33325-5420

HARVEY,HAROLD
13770 SW 18 CT
DAVIE FL 33325-6007

HATFIELD,JEAN C REV TR
1991 SW 136 AVE
DAVIE FL 33325-5708

HOWLETT,D & JEANNINE
13775 SW 20TH ST
DAVIE FL 33325-6014

HUGUET,ORLANDO JR & DORIS
13750 SW 16TH ST
DAVIE FL 33325-6003

HUNDERTMARK,DIANE
14070 SW 15 CT
DAVIE FL 33325-5915

INMAN,HARRY E & MARIA DEL
CARMEN
13510 SW 16 CT
DAVIE FL 33325-5715

IZQUIERDO,JACOB J & MARIANA
1450 SW 139TH AVE
DAVIE FL 33325-6017

JOSEPH,ARTHUR M & MARCIA W
13700 SW 18TH CT
DAVIE FL 33325-6007

KILLILEA,KEVIN M &
GUIDRY-KILLILEA,ELIZABETH
13800 SW 16 ST
DAVIE FL 33325-6001

KINSEY,GLEN THOMAS & DONNA M
14101 SW 17TH ST
DAVIE FL 33325-5933

KOVACS,KENNETH S & RICKI B
13821 SW 16TH ST
DAVIE FL 33325-6002

LANCIAULT,GUY JEAN
13700 SW 16 ST
DAVIE FL 33325-6003

LARTITEGUI,J & ILENE
13801 SW 20TH ST
DAVIE FL 33325-6016

LAVRICH,DANIEL L
13500 SW 16TH CT
DAVIE FL 33325-5715

LENZEN,KIRK & DEBORAH
13720 SW 14TH ST
DAVIE FL 33325-6027

LEWIS,CLIFFORD & INEZ
1590 SW 139TH AVE
DAVIE FL 33325-6000

LITTLE,BRUCE H & DEBRA J
LITTLE,DEBRA J
1751 SW 136 AVE
DAVIE FL 33330

LOWE,MARVIN E & ALICE R
13770 SW 16TH ST
DAVIE FL 33325-6003

LUDWIG,R J JR & MARGARET S B
13730 SW 18TH CT
DAVIE FL 33325-6007

MANCIN,JORGE
1701 SW 139 AVE
DAVIE FL 33325-6028

MANTILLA,BENJAMIN & ANNA B
15812 SW 139 ST
MIAMI FL 33196

MARQUEZ,REYNALDO & JOHANNA
13711 SW 18 CT
DAVIE FL 33325

MARTIN, EDDIE D JR & JUDITH N
1831 SW 136 AVE
DAVIE FL 33325-5706

MC KEOWN, R G & VIRGINIA A
13735 SW 20TH ST
DAVIE FL 33325-6014

MENOS, MARIE C &
ROUMAIN, GEORGE & MARGARET
1461 SW 139 AVE
DAVIE FL 33331

MILLER, PETER H & VANESSA
13651 SW 20TH ST
DAVIE FL 33325-6012

MOHAMED, ZINORA
6511 HOLATEE TRL
SOUTHWEST RANCHES FL 33330

MOOREHEAD, R & ANN
1670 SW 139TH AVE
DAVIE FL 33325-6026

NAZIR, MUHAMMAD
1890 SW 136 AVE
DAVIE FL 33026

NECOLETTOS, MICHAEL C &
VANESSA M
13850 SW 18 CT
DAVIE FL 33325-6009

O'NEIL, TERENCE &
O'NEIL, DEBORAH W
1708 SW 142 AVE
DAVIE FL 33325-5429

PAUL, CRISTOBAL & JENNIFER
1851 SW 136 AVE
DAVIE FL 33325-5741

PEREZ, MAX D
MINAYA, SHELLY
1811 SW 136 AVE
DAVIE FL 33325-5706

PETERS, LYAL T JR & CHERYL A
1570 SW 139TH AVE
DAVIE FL 33325-6000

PICKERING, SCOTT & KAREN
1680 SW 139 AVE
DAVIE FL 33325-6021

PREMA, WILLIAM & MARGUERITE L
13511 SW 16TH CT
DAVIE FL 33325-5716

RASCHE, JAMES J
1651 SW 139 AVE
DAVIE FL 33325

RESANDA CORP
1751 SW 139 AVE
DAVIE FL 33325-6024

ROSADO, KRIS &
ROSADO, JENNIFER S
14025 SW 15TH CT
DAVIE FL 33325-5916

SALKEY, FLOYD & PAMELA
21050 NE 38 AVE #2005
AVENTURA FL 33180

SANTIAGO, AMILCAL &
SANTIAGO, INEZ
13701 SW 18TH CT
DAVIE FL 33325-6008

SAUNDERS, BENITA FRANKLIN TRSTE
SAUNDERS, NICOLE TR
1981 SW 139 AVE
DAVIE FL 33325-6040

SEVEN LOTS HOMEOWNERS ASSN
INC
8666 SW 14TH ST
HOLLYWOOD FL 33025-3391

STONE, JAMES E & NELLY
14110 SW 15TH CT
DAVIE FL 33325-5917

TESTA, JAMES & MARY J
1790 SW 139TH AVE
DAVIE FL 33325-6023

TORIA, PEGGY ANN REV TR
TORIAN, ROBERT A III TRSTEE
44001 BRUCETON MILLS CIR
ASHBURN VA 20147-4813

TORRES, LUIS & CONSTANZA
13621 SW 16 ST
DAVIE FL 33325-6029

VALDES, LUIS D
14050 SW 15 CT
DAVIE FL 33325

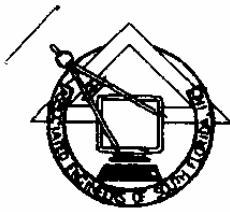
VAN STRANDER, THOMAS &
BARBARA
13741 SW 16 ST
DAVIE FL 33325-6004

VILLANUEVA, IVAN E &
FUENTES, GIPSY
14022 SW 15 CT
DAVIE FL 33325-5915

WEBB, TONI LYNN
13771 SW 18TH CT
DAVIE FL 33325-6008

YANEZ, ARNOLDO & NORMA ENID
14000 SW 15 CT
DAVIE FL 33325-5815

Exhibit 3 (*Public Participation Notice*)



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

August 15, 2007

Dear Property Owner,

RE: Notice of public hearing

This letter is to invite you to a citizen participation meeting related to the Lovy's Acres, residential project, located at East side of 139th Ave., between S.W. 17th St. and S.W. 18th St. Davie, FL. The project consists of four (4) detached single family homes. The homes will be custom made with each house having a minimum living area of 3,200 s.f.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notices to all the property owners within 1000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings at the Town of Davie Police/ Shenandoah Park Community Room, located at 14601 S.W. 14th Street, Davie, FL 33325:

First meeting date: August 24, 2007 at 6:00 p.m.

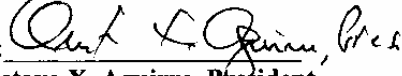
Second meeting date: August 31, 2007 at 6:00 p.m.

We will have plans of the proposed project and will be ready to answer any questions you may have, and will listen to any suggestions. If you wish to submit written comments, please send them to Associated Engineers of South Florida, Inc., 5450 Griffin Road, Davie, FL 33314, Telephone No. (954) 584-6880.

Also please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

By: 
Gustavo X. Aguirre, President

Attachments: Location map & reduced site plan

cc: Town of Davie Planning Division
Mr. & Mrs. Antonio Barrientos

05-119mailmerge letter 02

Phone: (954) 584-6880





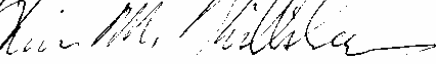

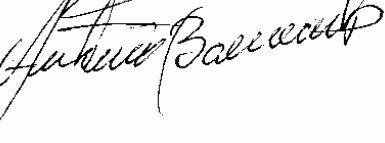
Fax: (954) 584-2862

Exhibit 4 (*Public Participation Sign-in Sheets*)

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING I.

(The following information should be minutes of the first public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the first Public Participation Meeting shall be attached to this section)

- 1.- 
- 2.- 
- 3.- 
- 4.- 
- 3.- 
- 5.- 
- 6.- 

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

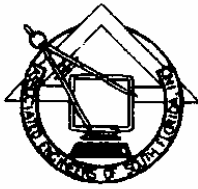
(Date) _____

	NAME	ADDRESS	PHONE
①	May Jane Tute	1790 S.W. 139 Ave.	954-473-8561
①A	John A. Tute	1790 S.W. 139 Ave.	954-473-8561
②	[Signature]		
③	Dr. J. L. (MARTIN JOSEPH)	13700 S.W. 18 CT.	954-472-0649
⑤	Antonio Baccari		
⑥	Al Fourn		
④	Gene Webb		

Exhibit 5 (*Public Correspondence*)

N/A

Exhibit 6 (*Public Participation Summary/Report*)



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.

PLANNING • DESIGN • STUDIES • INSPECTION SERVICES

5450 GRIFFIN ROAD,

DAVIE, FL. 33314

September 4, 2007

**Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314**

ATT: Lise Bazinet

RE: Lovy's Acres
Public Hearings
Our Project No. 05-119

Dear Lise:

Please be advised that as required by Davie Code we did advertise and notified all property owners within 1,000 feet of the subject property to invite them to two Public Hearings. The first took place on August 24, 2007, and the second on August 31, 2007. The meetings were scheduled to take place at 6:00 p.m. on both dates. On the first meeting 7 (seven) people showed up all of them had many questions about the sizes of lots, finish floor elevations, top of berm elevations, and fences around the property.

One of the participants, Mrs. Toni Webber, had very particularly questions she was so worry about the type of lights that will be used in this project, particularly on the road. She requires that all the road lights to be very low intensity because she doesn't like too much light on the rear side of her property. Therefore, we explain her that our photometric Engineer was going to recalculate the intensity and type of lights based on the requirements of Town of Davie.

The owners of this mentioned project showed up some pictures of their future homes and everybody liked the models of the homes. Besides, said owners were saluted respectfully by the people at the meeting. Moreover, the owners explain everybody that all those four homes are going to be for their kids and themselves. This meeting was a success.

On the second meeting 7 (seven) people showed up at the right time. Again, Mrs. Toni Webber showed up to verified the solution for the problem of the road lights. Therefore, we expended a

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September 4, 2007
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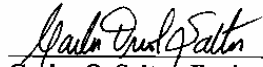
few minutes to explain the new proposal of the road lights based on the Broward County Code requirements. Besides, we showed the new plan with the new calculations for the lights, said plan shows very low intensity along South Property Line. Also we show her the Landscape Plan to demonstrate that the location of the trees along the South Property Line it help to opaque the intensity of the lights with this solution Mrs. Toni Webber was very satisfied.

The rest of the people had questions about the sizes of the Lots, types of Homes, Top of berm elevations, and types of trees. All of these questions were answered correctly and so the meeting was a success.

We hope that the above satisfies the requirements for public participation in the site plan review process.

Sincerely,

ASSOCIATED ENGINEERS
OF SOUTH FLORIDA, INC.

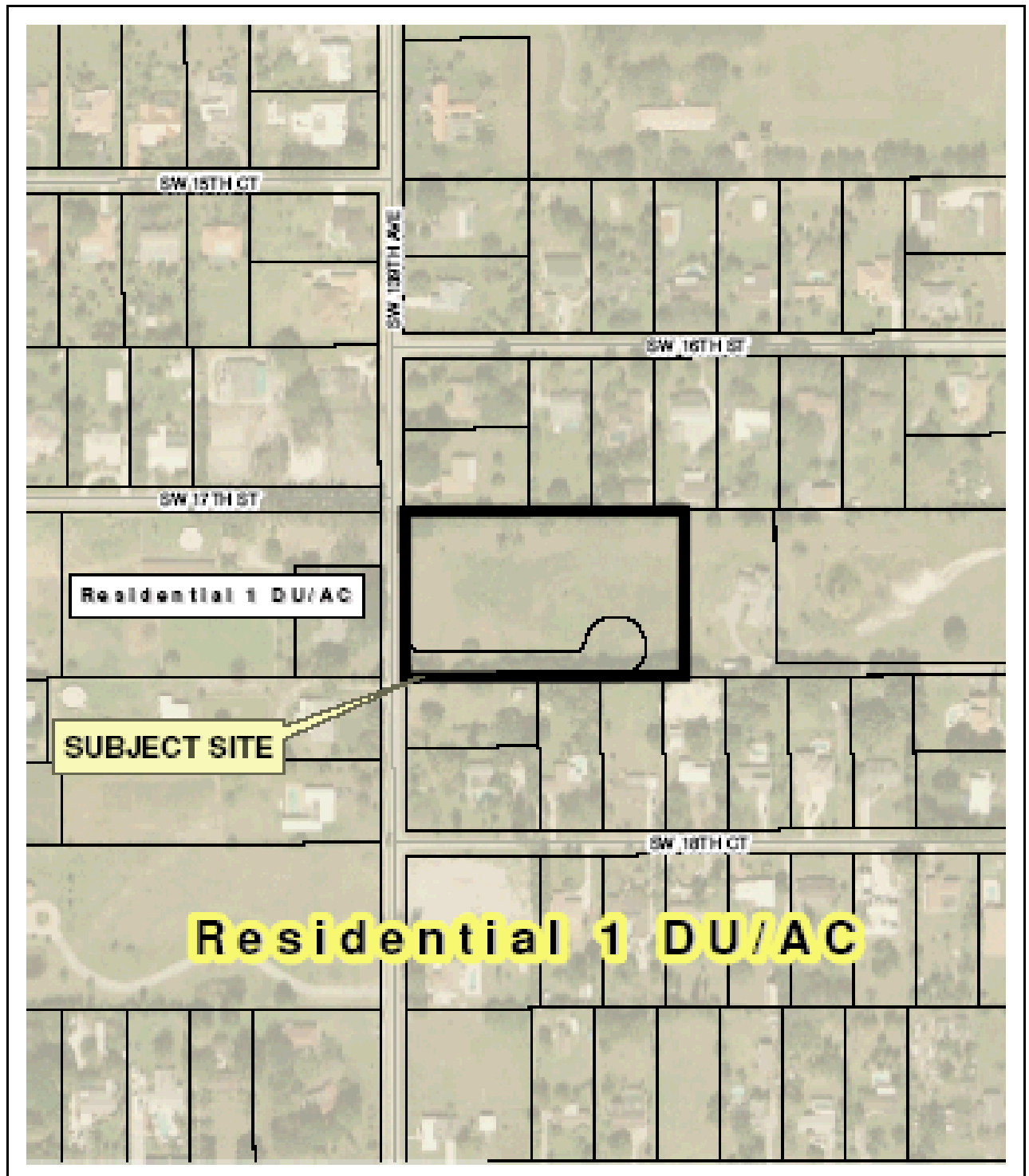


Carlos O. Saltos, Engineer Assistant

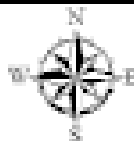
cc: Mr. and Mrs. Barrientos

05-10DPZ-PH gxaletters

Exhibit 7 (*Future Land Use Map*)



Date Filed:
12/20/04



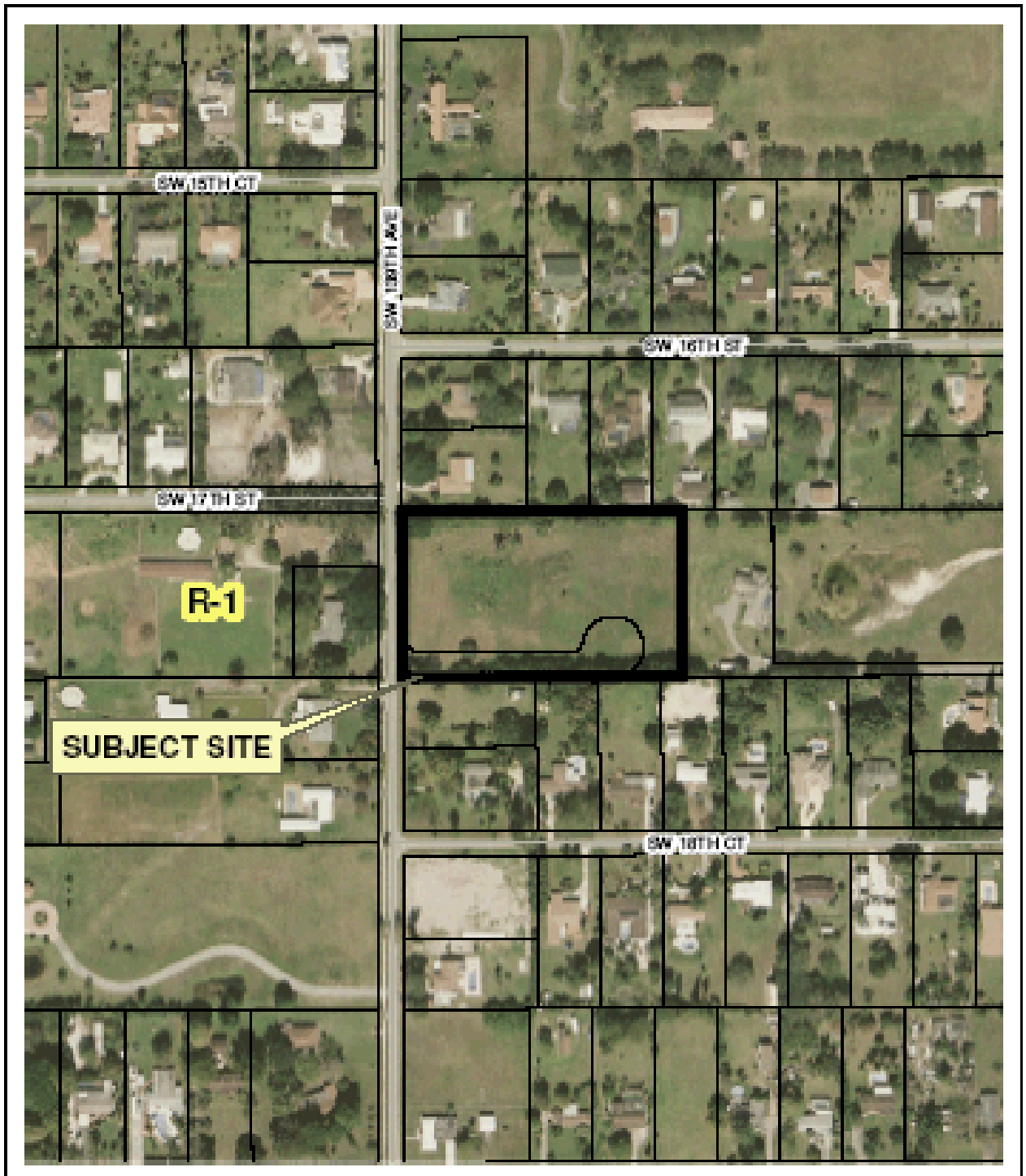
0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Delegation Request Lovy's Acres Future Land Use Map

Prepared by: JD
Date Prepared: 11/19/08

Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/20/04



0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Delegation Request Lovy's Acres Zoning and Aerial Map

Prepared by: JG
Date Prepared: 11/19/08

